

DELEGATED REPORT

Report by Mo Warsame	Date of report: 07/03/2023	Ref: 69198/FUL
Registration: 22/12/2022	LDFC: 03/02/2023	Expiry Date: 16/02/2023
Site Visit: 03/02/2023	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: HOUS

Proposal: Two storey side extension and Front Porch

Location: 110 Redvales Road, Bury, BL9 9PS

Description

The application relates to a two-storey semi-detached house on a residential street with similar properties. The property is located on irregular site with a garden to the front and rear. The adjacent neighbouring properties on either side are No. 112 Redvales Road (attached) and No. 108 Redvales Road.

Planning permission is sought for a front porch and a two-storey side extension. The two-storey side extension would project 3.5 metres from the front elevation to the side and run 2.25 metres up to the shared boundary with No. 108 Redvales Road. The extension would continue to run for further 4.1 metres along the boundary to align with the principle rear elevation. Meanwhile, the front porch would project 1.35 metres to the front and run approximately 3.9 metres to the side. Both the front porch and the side extension would have pitched roofs and would accommodate an entrance porch with storage space, office, and a bathroom on the ground floor together with an additional bedroom on the first floor.

Relevant Planning History

None.

Publicity

Neighbour letters sent on 12/01/2023. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions

N/A

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless

there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Visual amenity

UDP Policy H2/3 and SPD6 seeks to achieve a high standard of design that compliments the original building, does not have a detrimental impact on the character or appearance of neighbouring properties, and protects the general street scene.

The proposed front porch would be modest, unobtrusive design and would not detract from the character of the dwelling.

The proposed two storey side extension would also be suitably in scale, match existing materials, and not overwhelm the dwelling or result in over development. It is considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would therefore comply with UDP Policy H2/3 and SPD 6.

In this respect the proposal complies with UDP Policy H2/3 and associated guidance in SPD6.

Residential amenity

UDP policy H2/3 and SPD6 seeks to reduce the impact of proposals on the residential amenity of neighbouring properties.

In terms of overlooking and privacy in regards to the side extension as per the amended plans, there would be a separation distance of approximately 5 metres instead of the initially proposed 4 metres between the proposed two storey side extension and the nearest point of No. 108 Redvales Road. While this would still be below the requirement set by SPD6, it would however be considered acceptable as overlooking and privacy of this neighbour would be minimized as there would not be any proposed side windows. Furthermore, there have been no objection from the concerning neighbour and any overshadowing caused by general prominence would not be seriously excessive above and beyond the existing situation. Therefore, any impact on this neighbouring property would not be detrimental.

The proposed front porch would have no significant impact on residential amenity as the nearest property to the front which is separated by a highway would be over 20 metres away. Therefore, this would be considered acceptable.

Highways

The proposal will result in one additional bedroom, however there will be no changes to site access, or parking. The driveway at its current condition meets the maximum parking requirements.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to the amended drawings received on 07/03/2023 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
MW	07/03/2023	DM	07/03/2023